

Local Green Spaces

Cheltenham Plan Modifications

July 2019

1. Introduction

- 1.1. The Cheltenham Plan was submitted to the Secretary of State for independent examination in October 2018, with hearing sessions taking place in February 2019. Following the hearing sessions the Inspector issued a Post Hearing Advice Note in April 2019 setting out parts of the plan that she felt required modification in order to make the Plan sound. One part the Inspector expressed concern over was the Green Infrastructure chapter and specifically the proposed designation of Local Green Spaces (LGS).
- 1.2. The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), adopted December 2017 describes Cheltenham as “a town within a park”, with the greenery of Cheltenham being very important to the setting of the town and being part of what makes Cheltenham an attractive place to both residents and visitors alike. The Council feel it is important to protect green areas that are significant to local communities. Local Green Space designation was introduced in 2012 through the National Planning Policy Framework (NPPF), and affords protection to designated land equivalent to that of Green Belt land in any planning decisions. However, it is recognised in the NPPF and Planning Practice Guidance (PPG) that this designation is unlikely to be suitable for most sites.
- 1.3. In recognition of the importance of the green spaces in Cheltenham, the submission plan (the Plan) sought to designate 86 parcels of land as LGS. Prior to the emerging Cheltenham Plan, the existing Local Plan (second review) 2006 introduced a Public Green Space (PGS) policy which protected land in public ownership from development. A large proportion of sites being proposed for LGS designation were originally included in the existing Local Plan as PGS.
- 1.4. A number of documents discussing the merits of proposed Local Green Spaces sites have already been submitted to the examination process, and this document should be read in conjunction with these. All previous documents are available from the Examination Library on the Council’s website, the most relevant documents being:
 - ED030 Amended Inspector’s Post Hearing Advice Note to Council¹
 - EB021 Local Green Spaces Study Report Part 1²
 - EB022 Local Green Spaces Study Part 2 (two documents)³
 - NS007 Topic Paper- Local Green Space⁴

Inspectors Advice Note

¹https://www.cheltenham.gov.uk/downloads/file/7295/ed030_amended_inspectors_post_hearing_advice_note_9419

²https://www.cheltenham.gov.uk/downloads/file/4178/local_green_space_study_report

³https://www.cheltenham.gov.uk/downloads/file/6665/eb022_local_green_spaces_study_part2_part_one
https://www.cheltenham.gov.uk/downloads/file/6664/eb022_local_green_spaces_study_part2_part_two

⁴https://www.cheltenham.gov.uk/downloads/file/6615/ns007_-_topic_paper_-_local_green_space

- 1.5. The Inspector has expressed concern in the Post Hearing Advice Note about whether the assessment for LGS designation had been sufficiently “rigorous to comply with national policy and guidance”. Therefore, the Inspector offered three options as potential ways in which to make the Plan sound with regards to LGS, these are summarised as:

Option 1. To revisit the assessments for LGS designation of all the sites proposed, this option would likely require a pause in the examination of the Plan in order for the required work to be carried out, and could result in lengthy delays before adoption. This option has been discounted by the Council.

Option 2. To undertake a revised assessment for LGS designation on sites ref. 1-11, 83 and 84 which were not previously designated as PGS in the 2006 Local Plan. The Council felt this was the most appropriate option, however the assessment undertaken would include PGS sites which were included in the LGS study (2015) with supporting evidence. The previous PGS policy and sites, not being designated LGS, will be saved from the 2006 Local Plan and reviewed at a later stage.

Option 3. To remove all LGS designations from the Plan, to enable the Plan to proceed through the examination process to adoption, then to undertake a separate comprehensive review either as a single policy review of the Plan; as a separate DPD or through the five year review of the Plan as a whole. The Council discounted this option.

- 1.6. This document focusses on the sites the Council wish to designate as LGS having carried out a revised assessment of the sites referred to in option two and gives the results of the assessment which demonstrates why these sites should be designated as LGS.

2. Evidence Base

- 2.1. In 2015 work was undertaken with local communities on behalf of the Council to explore potential sites for LGS designation. The results of this work are presented in the Local Green Spaces Study Report parts one and two which can be found in the Examination Library. The study was undertaken by the Gloucestershire Rural Community Council (GRCC) who worked with local communities to identify spaces that are important to them and to produce evidence to support their application for designation, taking account of the criteria set out in the NPPF/PPG and other considerations which could demonstrate the appropriateness and exceptionality of the site.
- 2.2. A toolkit was produced by GRCC which helped local communities to ensure all relevant information was captured to support their applications for Local Green Space designation. A completed toolkit was produced for all sites that were submitted for designation through the study, and has been used since for further site submissions through consultation on the Plan. The toolkit requires that evidence be provided to show how the site has special significance to the local community in terms of (one or more) accessibility; beauty;

historical significance; recreational value; tranquillity; wildlife or any other aspect that demonstrates the special significance to the local community. This work provides the main evidence base for the assessment of sites for designation as LGS. If a toolkit has not been provided for a site by the time of the re-assessment taking place, then the site has been discounted at this stage due to lack of sufficient evidence. The site may be re-assessed in the future and designated if it can be demonstrated that the site meets the criteria set out in national policy and guidance.

- 2.3. During the preparation stages of the Plan an officer panel was held to assess the sites against a set criteria and to inform which sites would be taken forward in the Plan as a Local Green Space designation. The criteria used can be found in Appendix A of the Local Green Spaces Topic Paper, this has been taken into consideration during the re-assessment of sites and informed the decisions made. It has not been possible to hold a further assessment panel, as the skills set utilised at the first panel are no longer available to the Council.

3. Evaluation of Evidence

- 3.1. Evaluation of submitted evidence for each of the sites identified above has been undertaken and the results are shown in the Site Forms chapter of this document. As suggested by the Inspector, if a site already has protection afforded to it through some other means such as being an active playing pitch for example, then it is unlikely that further protection through LGS designation is appropriate. In some circumstance LGS designation could hamper the best use of that land in the future. It is proposed that the sites evaluated in the site forms should be designated LGS through the Cheltenham Plan. Further work will be undertaken to assess the suitability of PGS sites and any other sites that had insufficient evidence for designation at this time in the future.
- 3.2. The proposed LGS sites at Leckhampton and North West Cheltenham have been treated slightly differently to the other sites. This is due to their size and complexity. They have been divided into sub-areas to assist in the assessment process. The results of this work can be seen in section 7 of this document.

4. Sites not being designated

1. There are a number of sites which the Inspector suggested should be considered under option two, for which it is felt that there is insufficient evidence to continue to promote for designation, or that there are other reasons for which designation as LGS would not be suitable, these sites are listed below, with the reason for non-designation explained, this list does not include existing PGS sites.

Site	Site	Reason for non-designation
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Reference

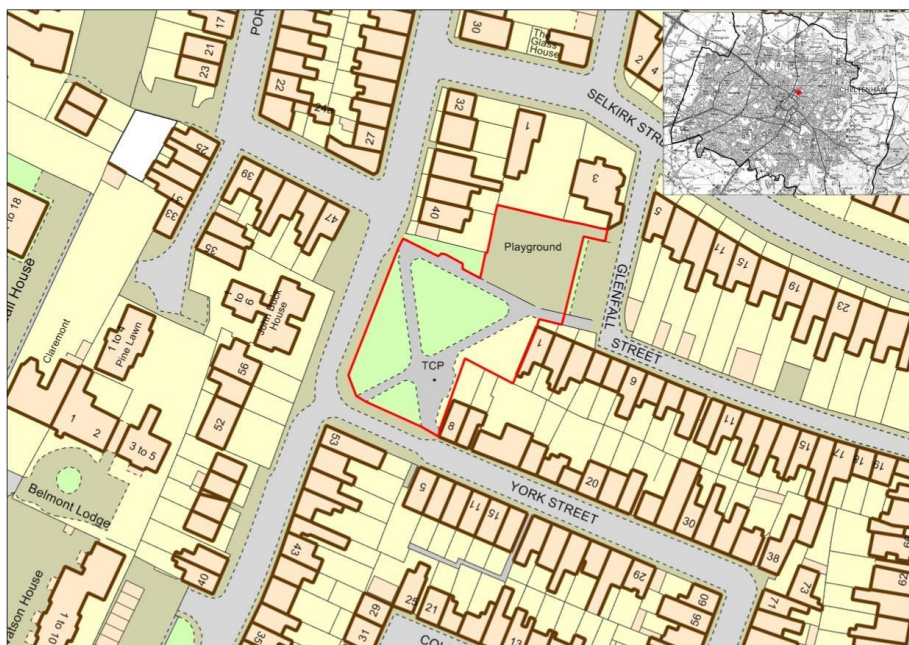
9	Victoria Cricket Ground	This site includes active sports pitch(s), which already benefit from protection; LGS designation may be too restrictive in order to allow continued best use of the space.
10	Ewens Farm Play Area	Insufficient evidence for designation at this time, will be considered for designation in the future.
83	Jasmin Way/ Justica Way Open Space	Insufficient evidence for designation at this time, will be considered for designation in the future.
84	Campion Park Open Space	Insufficient evidence for designation at this time, will be considered for designation in the future.

5. Site Forms

Local Green Space Site Details			
Site Name	Fairview Green	New Reference No.	1

Supporting Evidence for Designation			
Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	No
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	No
Other	<ul style="list-style-type: none"> The CBC green space audit from 2008 showed All Saints had less green space per head than any other ward. 		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary
<p>This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:</p> <ul style="list-style-type: none"> The CBC green space audit from 2008 showed All Saints had less green space per head than any other ward. Serves the whole Fairview Community Area Recreational facility for local families, including a children's soft-play area and green. The site is away from significant roads and traffic in an area of small streets and terraced housing, with small gardens. Application supported by local residents association. Designation for Local Green Space is supported by the County Councillor The site is landscaped for public use with benches, paved and flat pathways and bins No current, direct policy protection for the majority of the site. Significant barriers exist to access next available green space which cannot be accessed without crossing major roads



Local Green Space Site Details

Site Name	St Marks and Hesters Way Community Centre grounds	New Reference No.	2
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Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible		Beauty	No
Historical	Yes	Recreation	Yes
Tranquillity	Yes	Wildlife	No
Other	N/A		
Local Support for designation as LGS			
Elected Officials		Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- This site has a clear value to the local community for its recreational use.
- Application supported by local residents association.
- This space is more local in scale to the community than other nearby sites and the use of the community centre means that green space for activities is needed.
- The site has been used since the post war period by the 41st Cheltenham Scouts for their scout hut, activities and allotments. Usage is also made by the Community Association for summer events and as a garden bar. The community also use the field for part of local events held on the premises. Unofficial usage by local young people for sports dog walking and unofficial allotments, demonstrates the use that local people feel and the demand for green space nearby.
- The site lies between a residential road and behind local gardens and and is a peaceful haven within a busy residential area.
- No current, direct policy protection for the majority of the site.



Local Green Space Site Details

Site Name	Lynworth Green	New Reference No.	3
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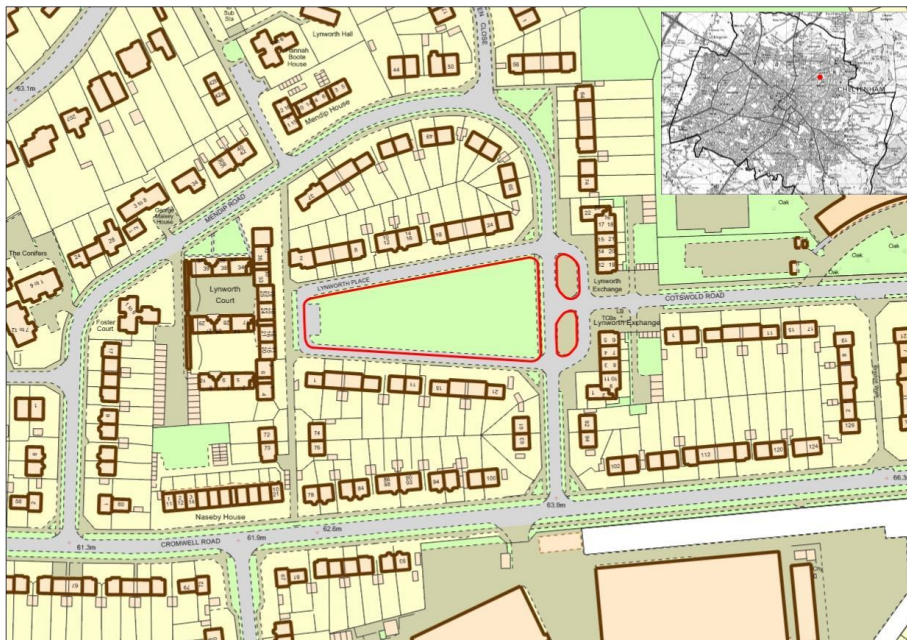
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	No
Historical	Yes	Recreation	Yes
Tranquillity	No	Wildlife	No
Other	<ul style="list-style-type: none"> The green serves the community of Oakley, which is an area of multiple high deprivation with lower than average income, poorer health compared to other wards. Elderly residents nearby would struggle to get to any other green space on the ward. 		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- The green serves the community of Oakley, which is an area of multiple high deprivation with lower than average income, poorer health compared to other wards.
- Elderly residents nearby would struggle to get to any other green space on the ward.
- Application supported by local residents association, local councillor and Cheltenham Borough Homes
- High use of site due to proximity to the local community; employers and services such as local shops and schools
- Adds to the character and open aspect of the 1940's/1950's development surrounding the green, has the feel of a village green
- Regularly used for recreational purposes by local residents
- Previously hosted a successful open access play scheme for a number of years.
- No current, direct policy protection for the majority of the site.



Local Green Space Site Details

Site Name	Albemarle Orchard gardens	New Reference No.	4
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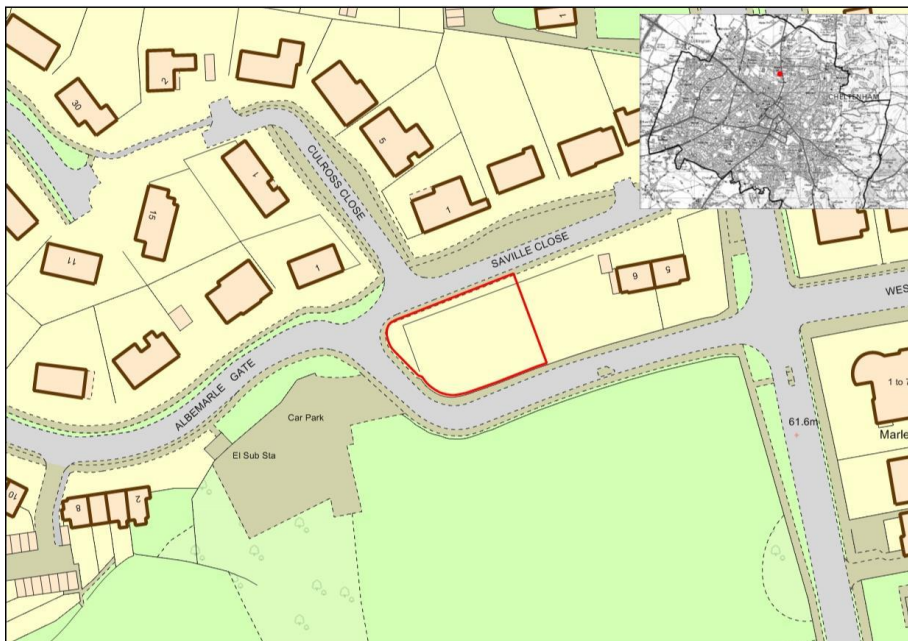
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible		Beauty	No
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- This will be a unique site as it will have been created and maintained by local residents, to be enjoyed by the whole neighbourhood and those who visit.
- The site is used as a community orchard, planned planting of 31 heritage fruit trees providing a habitat for nature to thrive.
- Support from Cheltenham Borough Council Assets Committee; Local Councillors; Local MP and Gloucestershire Orchard Trust
- The Orchard is intended to give local residents a pleasant and quiet meeting place that is accessible by all.
- The site is enclosed by hedges to give it a garden feel.
- The project will be the focal point for local community growth.
- The site serves residents of the Pittville Mount Estate mainly, which is within walking distance.



Local Green Space Site Details

Site Name	Colesbourne Road and Redgrove Park	New Reference No.	5
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Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	No
Historical	Yes	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- The site provides a green buffer which was deliberately created to enhance the area for residents between them and the main road.
- The site includes ancient woodland which encompasses a wide range of fauna and flora. This green open space is a local amenity.
- Allocation of this site as Local Green Space is supported by local residents; local councillors; county councillor and local MP
- Provides a flat green areas where children can play
- Used for recreational purposes such as dog walking
- No current, direct policy protection for the site.



Local Green Space Site Details

Site Name	Harrington Drive	New Reference No.	6
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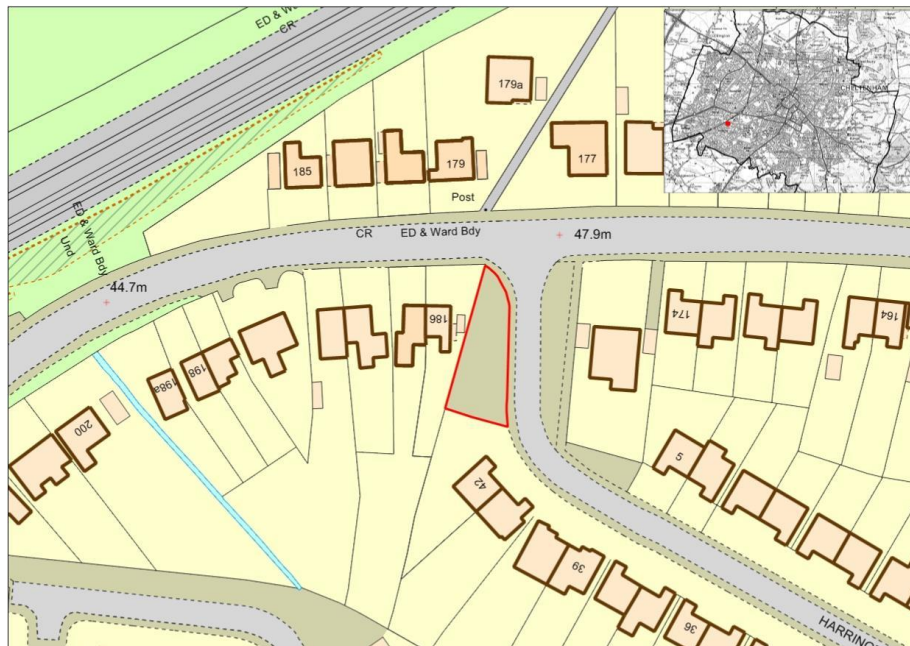
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible		Beauty	No
Historical	No	Recreation	Yes
Tranquillity	No	Wildlife	Yes
Other	<ul style="list-style-type: none"> • Accessible green space to local community, specifically those living in Harrington Drive, the next available green space has barriers of a road and railway which can make access difficult. 		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- Green space that is accessible to the local community, specifically those living in Harrington Drive, the next available green space has barriers of a road and railway which can make access difficult.
- This site has support from Borough Councillors, and County Councillor
- The site is well planted and maintained with seasonal flowers and established trees
- The site has been used for street parties and community gatherings previously
- The site is used as an informal childrens play area, and has been in use by residents since 1962



Local Green Space Site Details

Site Name	George Readings Way	New Reference No.	7
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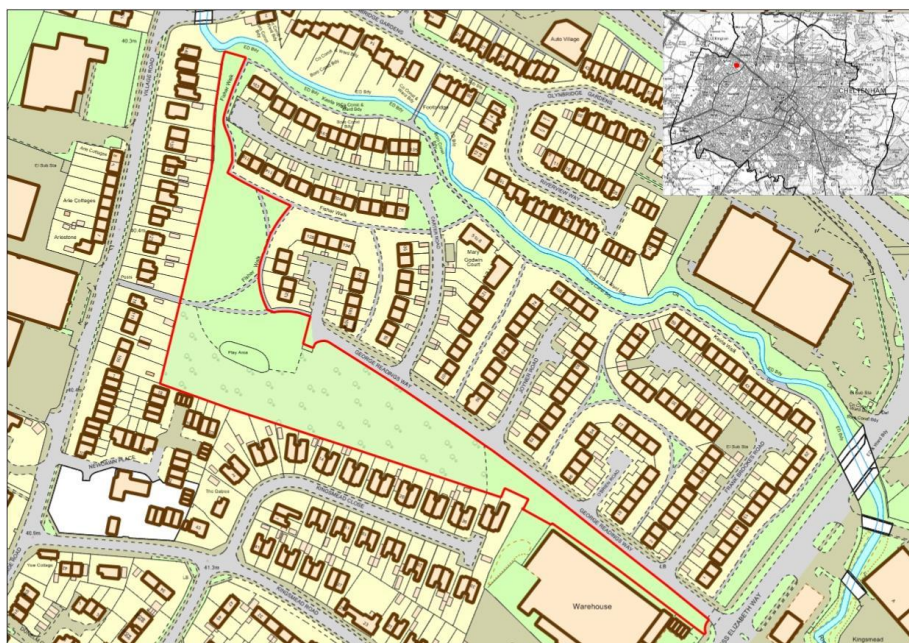
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	No
Does the site meet the following criteria?:			
Accessible		Beauty	Yes
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials		Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- The application for Local Green Space is supported by the local residents association.
- The area which is currently protected as public green space and is only a proportion of that which is used by local residents.
- The site provides amenity space especially for walkers and dog owners and is very popular with local young people.
- It is also regarded as of high value as a wildlife corridor as described in the Biodiversity survey conducted by Middlemarch Environment Ltd.
- The site is at the heart of the local community affording access from 3 locations and offering social interaction across communities
- The site offers a through route on foot and by bike towards the town centre supporting health and access for the town
- The site is at the heart of the local community of affording access from 3 locations and offering social interaction across communities



Local Green Space Site Details

Site Name	Henley Road (south east)	New Reference No.	8
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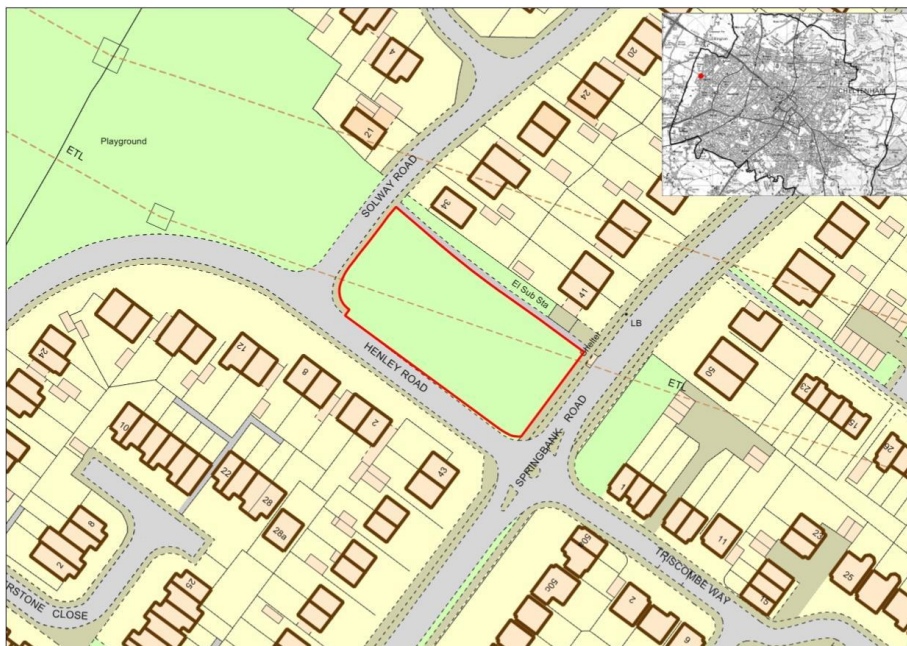
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	Yes
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- The application for Local Green Space designation supported by the local residents association and the local councillor.
- The site is central to the community of Springbank
- The green spaces provide the lungs for the local community and are the only accessible green spaces provided for the local estates.
- The site is local in character being adjacent to the community it serves
- The site provides a pleasant entry to the surrounding residential areas
- The site is used for recreational purposes such as dog walking; children’s play; picnicking and summer barbeques.
- Home to a diverse range of fauna and flora.



Local Green Space Site Details

Site Name	Henley Road (north west)	New Reference No.	9
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Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	Yes
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- The application for Local Green Space designation supported by the local residents association.
- The site is central to the community of Springbank
- The green spaces provide the lungs for the local community and are the only accessible green spaces provided for the local estates.
- The site is local in character being adjacent to the community it serves
- The site provides a pleasant entry to the surrounding residential areas
- The site is used for recreational purposes such as dog walking; children’s play; picnicking and summer barbeques.
- Home to a diverse range of fauna and flora.



Local Green Space Site Details

Site Name	Cirencester Road (Newcourt Green)	New Reference No.	10
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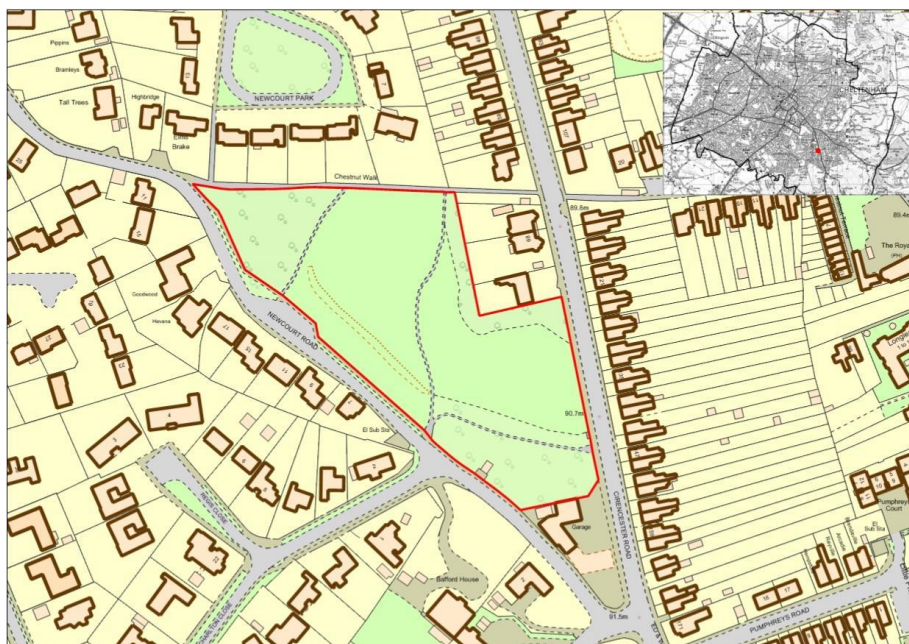
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	No
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	No
Other	<ul style="list-style-type: none"> The site provides a welcome break to the density of housing in the surrounding area and due to this density provides a valuable shared space resource for the many local residents. 		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- Designation of this site is supported by Charlton Kings Parish Council; Borough Councillors; County Councillor and local MP.
- The site provides a welcome break to the density of housing in the surrounding area and due to this density provides a valuable shared space resource for the many local residents.
- Designation of this site is supported by numerous letters of support, a survey of over 60 users and a petition which has been signed by over 350 people.
- The site has the feel of a village green
- Used for recreational purposes such as dog walking; children’s play area; picnicking; building snowmen; playing of music and general relaxation.
- Used as an informal sports area for football, cricket, rounders and tennis.
- Site is easily accessible.
- Valued for its tranquillity.



Local Green Space Site Details

Site Name	Cheriton Park (Redthorne Way)	New Reference No.	11
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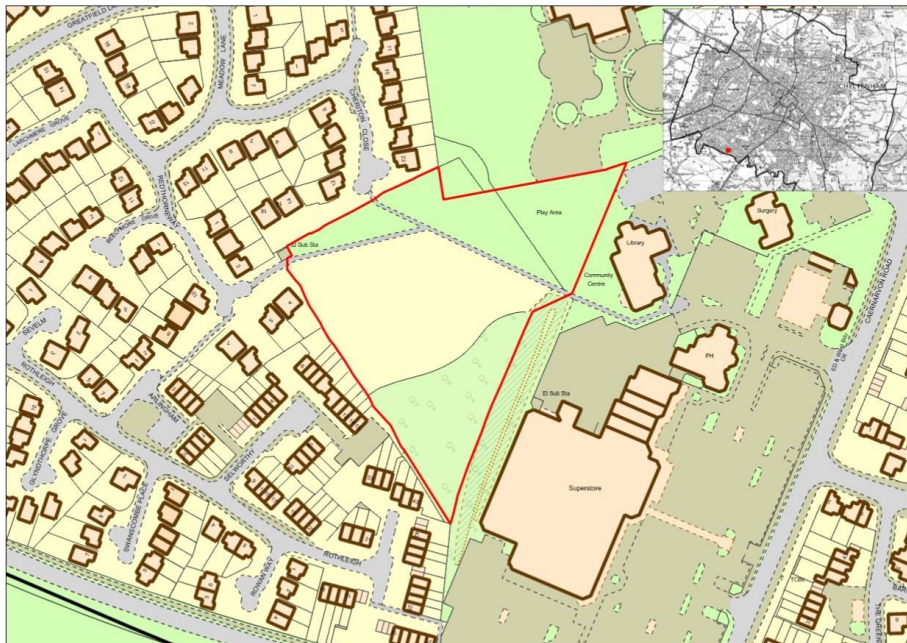
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible		Beauty	No
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- This site provides much needed green space in the local area, where accessible green space is not prevalent.
- The area is currently protected as Public Green Space.
- The area is flat and has three points of access
- Designation of this site as Local Green Space is supported by Up Hatherley Parish Council
- Supporting letters from local groups; Ward Members; County Councillors and MP have been received
- Valued by the community for walking; children's play area; tranquility and wildlife.
- The site hosts informal sports
- The site is used for dog walking and picnicking (as evidenced by residents survey)



Local Green Space Site Details

Site Name	Holmer Park/Greatfield Park (Chargrove Open Space)	New Reference No.	12
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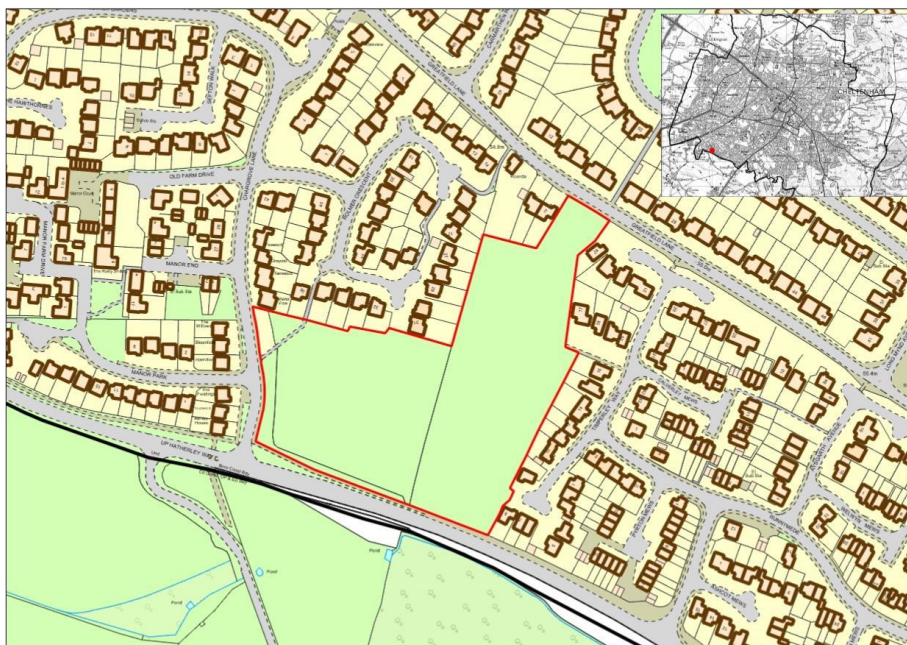
Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	Yes
Does the site meet the following criteria?:			
Accessible		Beauty	Yes
Historical	Yes	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	N/A		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	Yes

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- There is a historic hedgerow running though the site north to south (believed to be over 100yrs old), the site itself has local historical significance as open green space.
- Significant wildlife including nesting birds, plant life, possibly previously an orchard with Perry Trees within hedgerow + others, report from local resident detailing extent of wildlife
- The site provides a green buffer between estates at Timperley Way and Chargrove Lane
- Site serves the entire area of Up Hatherley and parts of Warden Hill
- Designation of the site as Local Green Space is supported by Up Hatherley Parish Council; Local community groups; Local residents through survey; Ward Member; County Councillor and MP
- Local residents through survey have identified the beauty of the site being significant
- The site is used for informal recreation, haas good footpath access accross the site, dog walking, blackberry picking
- Supporting letters from Gloucestershire Orchard Trust and Gloucestershire Wildlife Trust re. wildlife value have been recieved.



Local Green Space Site Details

Site Name	Pilgrove Way (west)	New Reference No.	13
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Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	No
Does the site meet the following criteria?:			
Accessible	Yes	Beauty	Yes
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	<ul style="list-style-type: none"> The site part of the setting for the entry point to the residential streets off of Pilgrove Way 		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- Designation of the sites as Local Green Space is supported by ward councillor
- The site part of the setting for the entry point to the residential streets off of Pilgrove Way
- The site is central to the communities of Springbank, Arle Farm, Newlands and Springfields, and is the only accessible green space available to these communities
- The site hosts a wide diversity of flora and fauna



Local Green Space Site Details

Site Name	Pilgrove Way (east)	New Reference No.	14
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Supporting Evidence for Designation

Completed Toolkit	Yes	Supporting evidence	No
Does the site meet the following criteria?:			
Accessible		Beauty	Yes
Historical	No	Recreation	Yes
Tranquillity	Yes	Wildlife	Yes
Other	<ul style="list-style-type: none"> The site part of the setting for the entry point to the residential streets off of Pilgrove Way 		
Local Support for designation as LGS			
Elected Officials	Yes	Local Population	

Summary

This site is considered suitable for designation as Local Green Space because of the following reasons, as demonstrated through evidence submitted as part of the Local Green Spaces Study:

- Designation of the sites as Local Green Space is supported by ward councillor
- The site part of the setting for the entry point to the residential streets off of Pilgrove Way
- The site is central to the communities of Springbank, Arle Farm, Newlands and Springfields, and is the only accessible green space available to these communities
- The site hosts a wide diversity of flora and fauna



6. North West Cheltenham, Leckhampton and Land at West Cheltenham Local Green Spaces

6.1. Local Green Space designations at North West Cheltenham strategic allocation and Leckhampton are still being proposed through the Cheltenham Plan. Due to the nature of these sites, they have been through a separate process to reassess the sites boundaries for designation.

6.2. The Inspector said the following about the Leckhampton LGS at paragraph 34 of her advice note:

“Leckhampton Fields is an attractive rural area at the foreground of the Cotswolds AONB, and valued by local residents for its public footpaths, wildlife and tranquillity. However, there is no evidence that the particular features of this area of countryside are so special as to justify its long term protection as an extensive area of LGS. In view of the proposals for large scale residential development within the Leckhampton area, I agree with the Inspector at the JCS examination that an area of LGS would be justified. However, the boundaries fall to be determined through the CP, and the area selected must accord with national policy and advice. I consider that the area of 39.31ha as currently proposed is not justified, and that a new assessment is required to identify an area which would meet the criteria in the NPPF and PPG.”

6.3. The Inspector’s Advice Note, at paragraph 35, followed her concerns about the Leckhampton LGS by saying the following about North West Cheltenham:

“These comments also apply to the proposed area of 24.5ha for LGS at the North West Strategic Allocation. An area was identified through a Statement of Common Ground (SoCG) between the developers, Swindon Parish Council and Save the Countryside in April 2016. The area proposed in the SoCG amounts to some 5.9ha. This remains a significant area for designation as LGS. However, in view of the scale of new and existing development which it would serve and the buffer which would be provided between the existing and new housing, I consider the area to be justified. Detailed boundaries should be agreed with the developer and the allocation within the CP modified accordingly.”

6.4. In light of these comments and the discussions held during the hearing sessions the reassessment of the Leckhampton and North West Cheltenham LGS’s was undertaken. In order to provide greater clarity and robustness to the process, the LGS sites were broken down into sub-areas. Each sub-area has been assessed consistently across criteria to ensure that each has enough to justify inclusion within the LGS designation.

6.5. To assist with the reassessment process council officers have conducted meetings with agents of all landowners covered by the potential LGSs as well as representatives of the local parish councils. All of these stakeholders have also been asked to submit additional

representations in light of the Inspector's advice note. These representations are available in Appendix A and B.

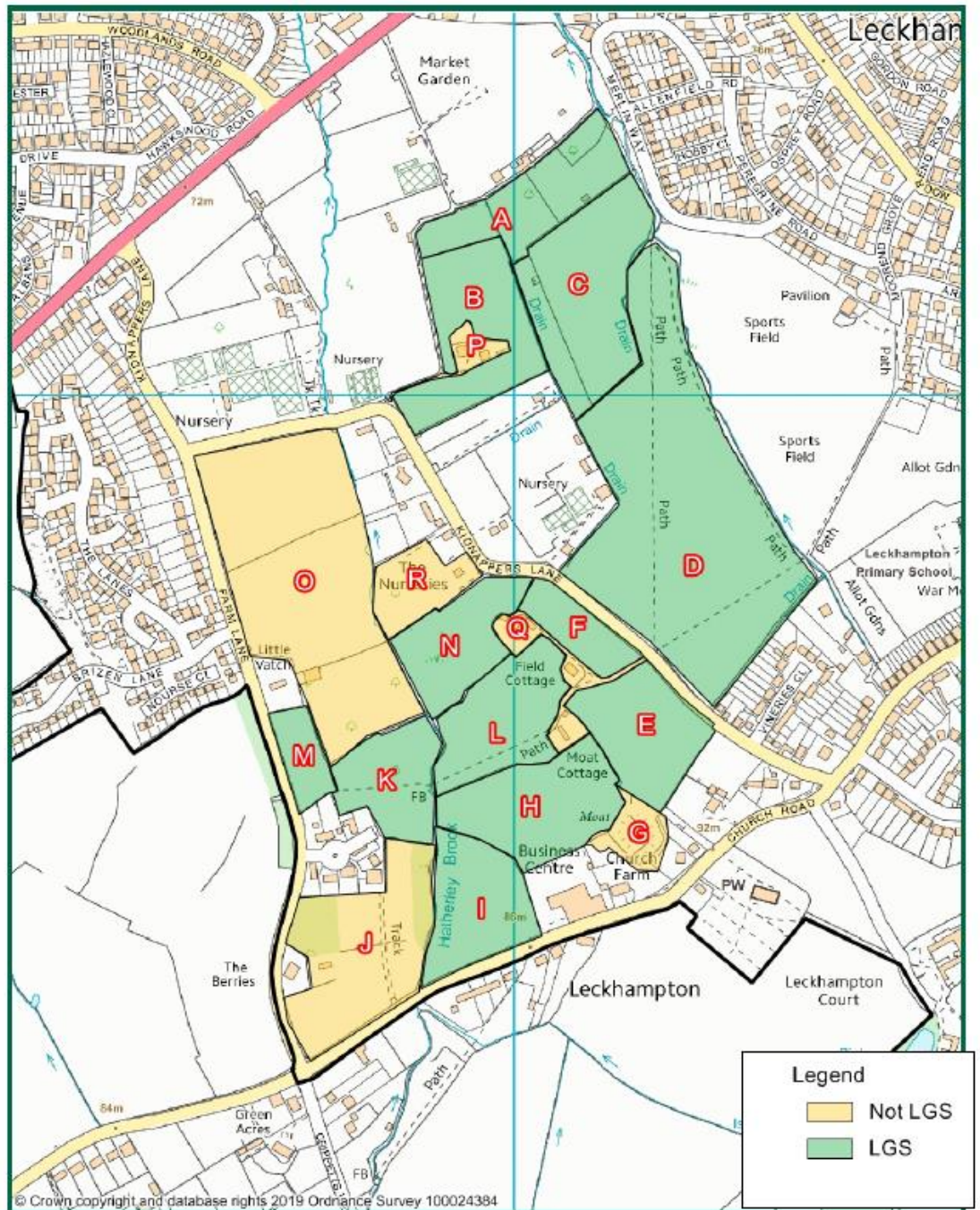
- 6.6. It was conveyed during the hearing sessions that it is no longer possible to designate Local Green Space within the strategic allocation of Land at West Cheltenham. This will now be undertaken through the Master Planning process for this site and/or a separate Development Planning Document process.

Leckhampton

- 6.7. The principle of an LGS designation within Leckhampton has been agreed. Both the JCS and Cheltenham Plan Inspectors have confirmed this. There is also significant local support for protection of the area from development and to maintain it for various local uses. The Local Green Spaces Study Report (EB021) demonstrates this and the level of support during Cheltenham Plan consultations has been very high.
- 6.8. Annex B of the Parish Council of Leckhampton with Warden Hill's letter in Appendix A gives a detailed breakdown of the results of a consultation conducted in January 2015. A large proportion of the respondents to that consultation cited the reason why the Leckhampton Fields were important to them was due to easy and quick access to a beautiful piece of countryside. Views out of the LGS towards Leckhampton Hill were also seen as being particularly important. These attributes have been key in assessing the value of the sub-areas.
- 6.9. The detailed reasons and evidence for this area's specialness to the local community have been made and will not be rehearsed again in this section. The 2015 LGS toolkit contains a large amount of information and history which should be read in conjunction with this report. However, it is worth restating some key points:
- **Significant development is proposed in the area** – Land to the west of Farm Lane is currently under construction for 377 dwellings and the Main Modifications of the Cheltenham Plan propose approximately 350 dwellings and a secondary school on land to the south of Shurdington Road. It is acknowledged that LGS designations should not compromise sustainable development. However, it appears unlikely that significant development, additional to that mentioned above, will be appropriate for this area in the foreseeable future. The result of the proposed and permitted development only serves to increase the importance of what green space remains both because there is less of it for locals to use and because there will be a greater population able to access it.
 - **The adoption of the Cheltenham Plan provides an important opportunity** – As LGS can only be designated through a local plan or neighbourhood plan it is important to take the opportunity to ensure that the demonstrably special areas can be protected from inappropriate development.

- **The area of LGS has been reduced significantly** – The original 2015 LGS toolkit application covered an area of around 43 hectares. The Cheltenham Plan Pre-Submission document reduced this area to 39 hectares. Through the reassessment process to inform this paper the area has been further reduced to around 26 hectares.
- **The specialness relies on continuity of protections** – The specialness of the walking loops, views and enjoyment of nature have been demonstrated. However, these experiences would be vastly diminished if the LGS is broken up into discrete chunks with potential development interspersed within. The value of the area when kept as a whole (as in the revised designation detailed below) is greater than the sum of its parts, providing a continuous experience of nature and tranquillity as well as a critical mass of green infrastructure.

6.10. The results of the reassessment for each sub-area can be seen in Figure 1 with the new boundaries shown on Figure 2.



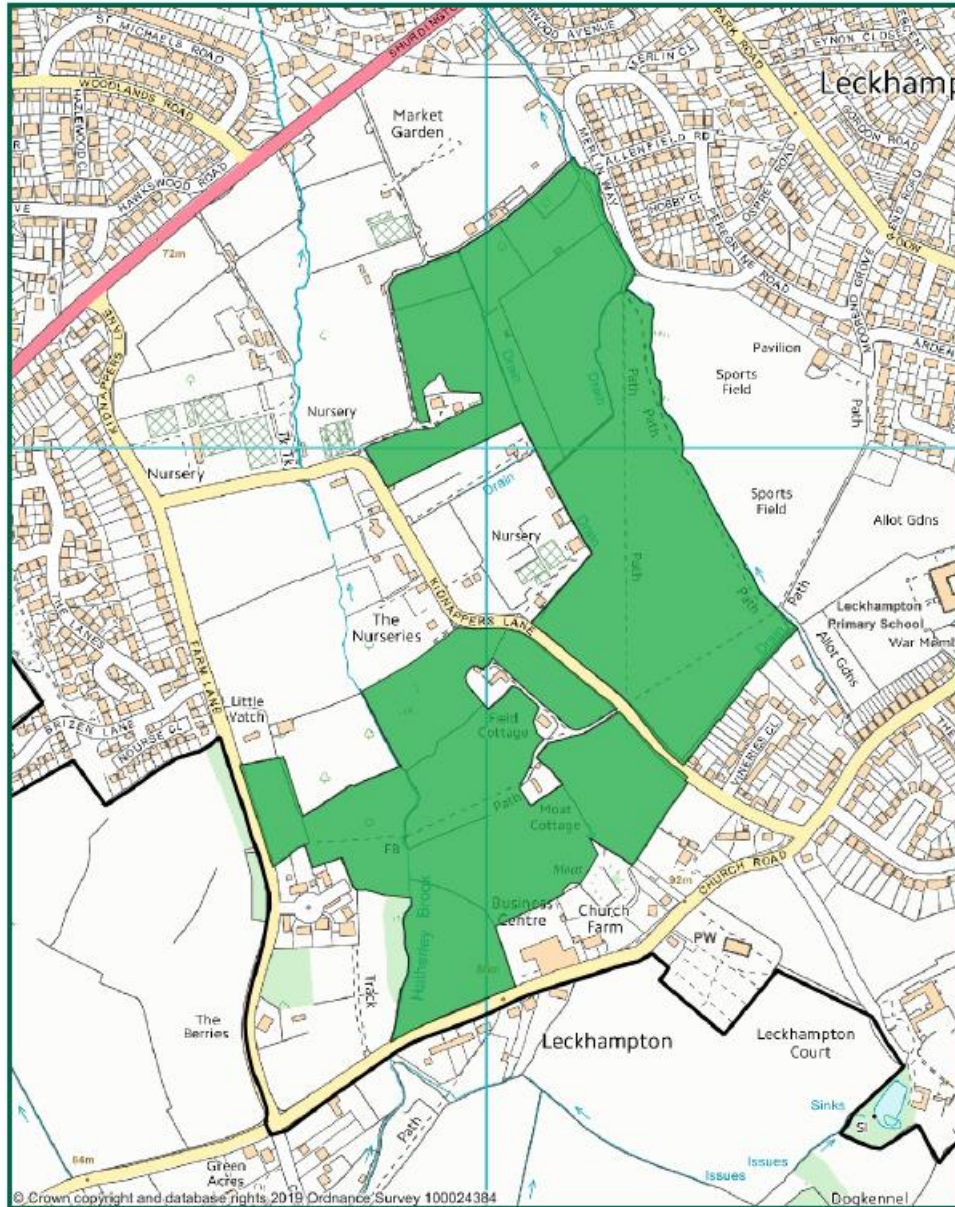

Leckhampton LGS Assessment
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28 June 2019

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6.11.

Figure 1



Leckhampton Proposed Local Green Space

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02 July 2019

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Figure 2

Sub-area assessment

Local Green Space Site Details			
Site Reference	A	Site Description	Small holdings
Site Area (ha)	1.8	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access but visible from adjacent public right of way which is used very frequently	
Beauty	Yes	The site includes a number of smallholdings which provide a	

		unique rural character to the views into and across the site from the well used public right of way
Historic Significance	No	
Tranquillity	Yes	
Wildlife	No	
Summary		
The site does not have any public access but does form part of the setting and character of the well-used public right of way which runs along its northern boundary. The site is made up of a number of traditional small holdings which give a unique character to this area that is highly valued by the local residents.		

Local Green Space Site Details			
Site Reference	B	Site Description	Agricultural field
Site Area (ha)	2.1	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access but visible from adjacent public right of way which is used very frequently	
Beauty	Yes	The site is an attractive agricultural field which provides a foreground for views across and up to Leckhampton Hill when viewed from the public right of way.	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site does not have any public access but does form part of the setting and character of the well-used public right of way which runs along its western boundary. The views across the site towards Leckhampton Hill, with greenery in the foreground are particularly special to the local community. Evidence provided by the Parish Council show that this part of the local footpath loops is very well used. The use of the footpaths is likely to increase when site MD5 is developed.			

Local Green Space Site Details			
Site Reference	C	Site Description	Agricultural field
Site Area (ha)	2.8	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access	
Beauty	No		
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
The site does not have any public access but a well used public footpath does run along part of the eastern side of the site. The site provides an important green infrastructure link between the key sites of the small holdings to the north and Lott's Meadow to the south.			

Local Green Space Site Details			
Site Reference	D	Site Description	Open meadow
Site Area (ha)	7.7	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Three separate public rights of way cross the site with several informal routes regularly used	
Beauty	Yes	The site provides residents with a beautiful and pleasant meadow to walk across. Views up to Leckhampton Hill are particularly valued by local residents.	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is accessible via public rights of way and is frequently used by local residents. It has a rural feel which is tranquil and has attractive views towards Leckhampton Hill			

Local Green Space Site Details			
Site Reference	E	Site Description	Agricultural field
Site Area (ha)	1.7	Ownership	Gloucestershire County Council
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access but visible from adjacent public right of way	
Beauty	Yes	The site is an attractive agricultural field which provides a foreground for views across and up to Leckhampton Hill when viewed from the public right of way.	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site does not have any public access but does form part of the setting and character of the well-used public right of ways which run to the north and west. It is an open field which provides an impressive foreground for views to Leckhampton Hill from the public rights of way.			

Local Green Space Site Details			
Site Reference	F	Site Description	Agricultural field
Site Area (ha)	0.8	Ownership	Gloucestershire County Council
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access but visible from adjacent public right of way	
Beauty	Yes	The site provides an important and attractive setting to the two adjacent listed buildings, especially when viewed from Kidnappers Lane.	
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
The site does not have any public access over it but is visible from Kidnappers Lane and the footpath loops. It forms a significant part of the special character of the local footpath loops and setting of listed buildings.			

Local Green Space Site Details			
Site Reference	G	Site Description	Disused moat
Site Area (ha)	0.5	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes		
Beauty	Yes		
Historic Significance	Yes	Scheduled Monument	
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is designated as a scheduled monument and benefits from significant protection. An LGS designation would not provide any addition benefit.			

Local Green Space Site Details			
Site Reference	H	Site Description	Open meadow
Site Area (ha)	2.1	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Public right of way runs across the site and forms part of the local footpath loops	
Beauty	Yes	The site is used by local residents as part of the footpath loops and provides an attractive view up to Leckhampton Hill	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is accessible via public rights of way and is frequently used by local residents. It has a rural feel which is tranquil and has attractive views towards Leckhampton Hill			

Local Green Space Site Details			
Site Reference	I	Site Description	Open meadow
Site Area (ha)	1.7	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Public right of way runs across the site and forms part of the local footpath loops	
Beauty	Yes	The site is used by local residents as part of the footpath loops and provides an attractive view up to Leckhampton Hill	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is accessible via public rights of way and is frequently used by local residents. It has a rural feel which is tranquil and has attractive views towards Leckhampton Hill			

Local Green Space Site Details			
Site Reference	J	Site Description	Former orchard
Site Area (ha)	2.8	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No		
Beauty	Yes		
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
The site does not have any public access. It is screened by mature hedgerows from the right of way to the east as well as from Church Road and Farm Lane. The northern part of the site is located some distance from the nearest public right of way and does not form part of the local footpath loops. Additionally, a large portion of the site is currently protected with an area TPO.			

Local Green Space Site Details			
Site Reference	K	Site Description	Open meadow
Site Area (ha)	1.3	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Public right of way runs across the site and forms part of the local footpath loops	
Beauty	Yes	The site is used by local residents as part of the footpath loops and provides an attractive view up to Leckhampton Hill	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is accessible via public rights of way and is frequently used by local residents. It has a rural feel which is tranquil and has attractive views towards Leckhampton Hill			

Local Green Space Site Details			
Site Reference	L	Site Description	Open meadow
Site Area (ha)	1.8	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Two different public rights of way meet in this field	
Beauty	Yes	The site is used by local residents as part of the footpath loops and provides an attractive view up to Leckhampton Hill	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is accessible via public rights of way and is frequently used by local residents. It has a rural feel which is tranquil and has attractive views towards Leckhampton Hill			

Local Green Space Site Details			
Site Reference	M	Site Description	Agricultural field
Site Area (ha)	0.6	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Public right of way runs across the south of the site	
Beauty	Yes	The site is an agricultural field which has traditionally been used to keep pigs. There are fine views across the site when seen from Farm Lane.	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
A public right of way runs along the south of the site. This forms a key part of the local footpath loops as it provides a gateway into the green space from Farm Lane. The site also offers the only clear view of Leckhampton Hill from Farm Lane.			

Local Green Space Site Details			
Site Reference	N	Site Description	Agricultural field
Site Area (ha)	1.4	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Public rights of way run across the site and form part of the local footpath loops	
Beauty	Yes	The site is used by local residents as part of the footpath loops and provides an attractive view up to Leckhampton Hill	
Historic Significance	No		
Tranquillity	Yes		
Wildlife	No		
Summary			
The site is accessible via public rights of way and is frequently used by local residents as part of the footpath loop. It has a rural feel which is tranquil and has attractive views towards Leckhampton Hill.			

Local Green Space Site Details			
Site Reference	O	Site Description	Agricultural field
Site Area (ha)	5.9	Ownership	Gloucestershire County Council
Does the site meet the following criteria?			
Accessibility / Recreation	Yes	Currently a footpath runs across the site	
Beauty	Yes	The site is used by local residents as part of the footpath loops and provides an attractive view up to Leckhampton Hill	
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
As part of the Main Modifications of the plan this site will be allocated for use as a secondary school. Therefore an LGS designation is no longer appropriate.			

Local Green Space Site Details			
Site Reference	P	Site Description	Private households
Site Area (ha)	0.3	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access	
Beauty	No		
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
Part of private residential unit with no public access. The site would not be appropriate for LGS as it is private land which is not local in nature. LGS would also unduly limit future potential uses of the site.			

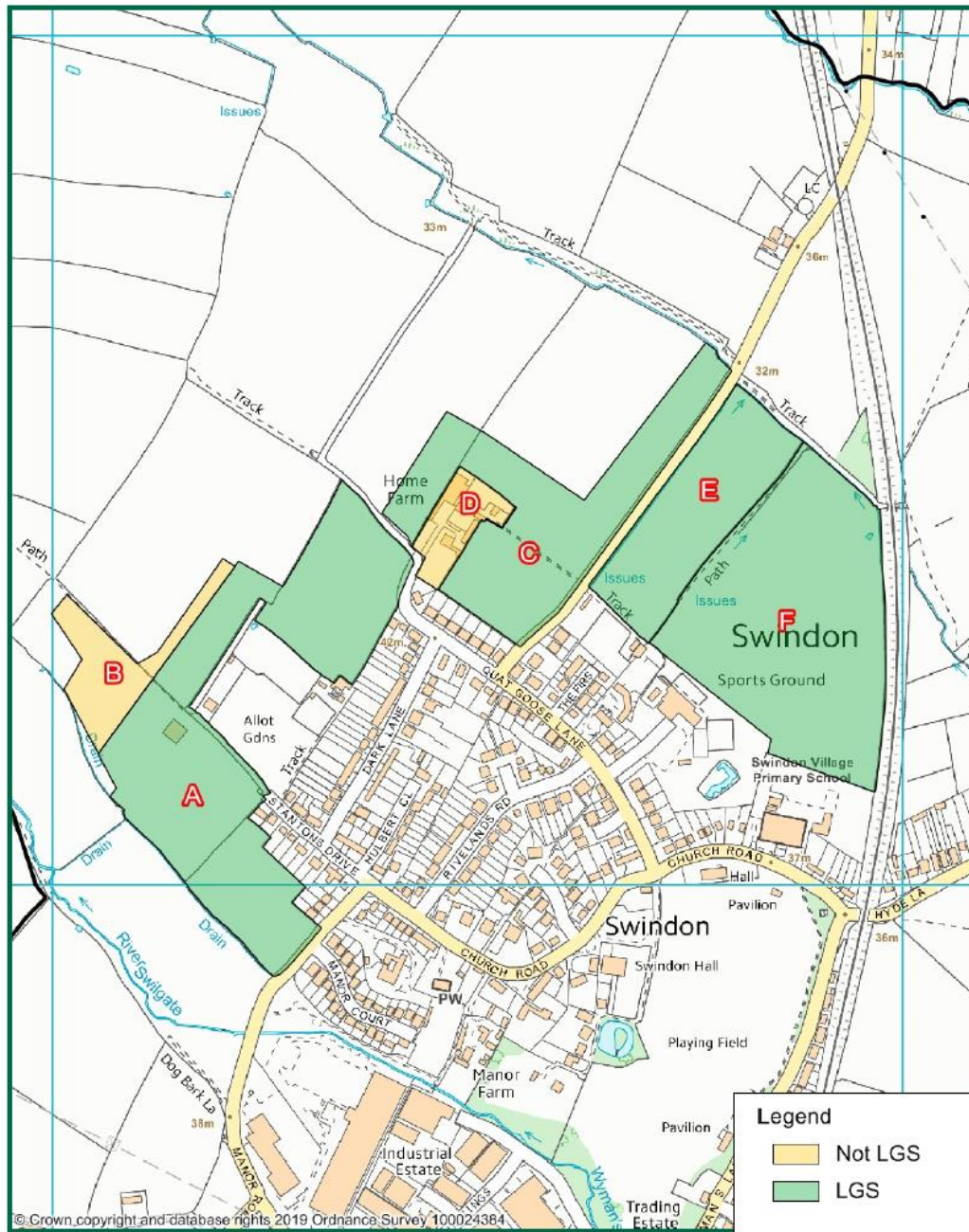
Local Green Space Site Details			
Site Reference	Q	Site Description	Private households
Site Area (ha)	0.5	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access	
Beauty	No		
Historic Significance	No	Contains listed buildings but not a reason to justify LGS especially as this designation already provides protection.	
Tranquillity	No		
Wildlife	No		
Summary			
Part of private residential unit with no public access. The site would not be appropriate for LGS as it is private land which is not local in nature. LGS would also unduly limit future potential uses of the site.			

Local Green Space Site Details			
Site Reference	R	Site Description	Private households
Site Area (ha)	0.9	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility / Recreation	No	No public access but visible from adjacent public right of way	
Beauty	No		
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
Part of private residential unit with no public access. The site would not be appropriate for LGS as it is private land which is not local in nature. LGS would also unduly limit future potential uses of the site.			

North West Cheltenham

- 6.12. The principle of designating an LGS around Swindon Village has been accepted both by the JCS Inspector and the Cheltenham Plan Inspector. There is also significant local support for protection of the area from development and to maintain it for various local uses. The Local Green Spaces Study Report (EB021) demonstrates this and the level of support during Cheltenham Plan consultations has been high.
- 6.13. The boundaries and justification of the LGS boundaries developed over the course of the last five years. There has been strong support from the local community and elected representatives throughout, although there has not been support from most landowners.
- 6.14. The JCS Inspector Ord suggested a possible boundary for the LGS, which was a 48% reduction on the original application. The Inspector provided a diagram (originally drawn up by Bloor and Persimmon) which showed the location and size of the LGS. This indicative area was clearly shown in the final JCS document, with a note that the exact boundaries were to be determined by Cheltenham Borough Council. The LGS boundary included in the Pre-Submission Cheltenham plan reflects Inspector Ord's suggestion.
- 6.15. Swindon Village Parish Council and Save the Countryside have provided a response to the Post Hearing Advice note which is included in Appendix B. This includes a summary of their evidence, a chronology of events that have led to this point and an appendix with links to numerous related documents.
- 6.16. Through the JCS 331 ha of land was removed from Green Belt around Swindon Village for the Strategic Allocation plus 151 ha in the safeguarded land. The current LGS is 22ha, which represents less than 7% of the total Strategic Allocation area. Whilst 22 ha remains a significant area to designate it should be seen in this context of the historic level of growth planned for this part of the borough.
- 6.17. The original LGS application was for an area of 47 ha. It is common ground that this size was extensive and had to be reduced. The size of the original application however, does provide some indication as to the strength of feeling of local residents and how very special they believe the area to be. Through negotiation as part of the JCS and Cheltenham Plan this area now stands at 22 ha, less than half of the original application.
- 6.18. The Statement of Common Ground between the Parish Council, Save the Countryside and Bloor and Persimmon from the JCS did not refer to any of the land to the north of the village. This doesn't imply that the community don't value all of the LGS.
- 6.19. In reassessing the sub-areas of the LGS at North West Cheltenham the continuity of openness has been an important consideration. This is because a key value of the designation is to preserve the setting of the village and provide a useful green resource to the existing and future residents.

6.20. The results of the reassessment for each sub-area can be seen in Figure 3 with the new boundaries shown on Figure 4



North West Cheltenham Assessment

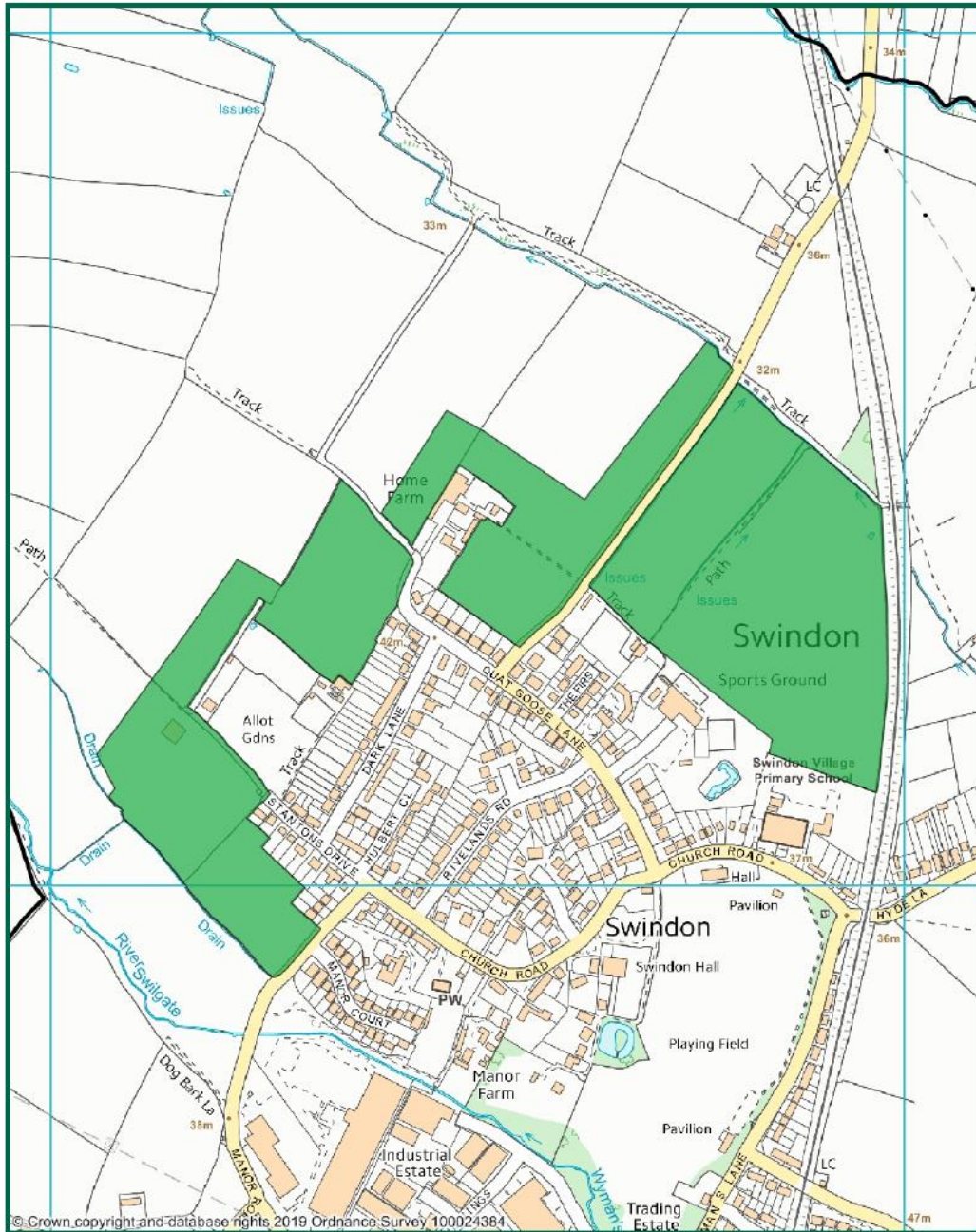
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Figure 3



North West Cheltenham Proposed Local Green Space

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Figure 4

Sub-area assessment

Local Green Space Site Details			
Site Reference	A	Site Description	Meadow and agricultural field
Site Area (ha)	7.2	Ownership	Private ownership
Does the site meet the following criteria?			

Accessibility	Yes	No official public rights of way in this area but the fields to the west of Stanton Drive have a long history of informal access
Recreation	Yes	The western part of this area is popular with walkers, dog walkers, children, scouts and other residents due to being an open access area of grassland. Although the official right of way on the OS map extends only through the northwest of the field, it is not marked and informal paths testify that the whole area is well used.
Beauty	Yes	Visible from inside the village at the end of Quat Goose Lane, this field is backed by a mature hedgerow and is important in establishing the rural setting of the village. It is also provides rural views from its northern edge along the track that leads around Home Farm. The western area offers views of multiple hedgerows, gentle hills to the south, the Malvern Hills in the distance and, importantly, the historic 12th century church of St Mary Magdalene.
Historic Significance	No	
Tranquillity	Yes	Although the site is located close to the existing settlement it has a tranquil feel which is enjoyed by the residents as a place away from noise
Wildlife	No	
Summary		
<p>This site provides a well used area of recreation and relaxation for the local community. It has a rural feel despite being close to the settlement and pleasant views across to the Cotswolds escarpment. The site also acts as an important part of the setting of the village and this was an important issue discussed in the JCS. The majority of the site was agreed to be LGS in a Statement of Common Ground between the parish, Save the Countryside and Bloor and Persimmon homes. That area has been enlarged slightly to ensure that the link between the north and south sections of this area remains a useable and safe space in the future.</p>		

Local Green Space Site Details			
Site Reference	B	Site Description	Meadow and agricultural field
Site Area (ha)	1.2	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility	Yes	No official public rights of way in this area but the field to the west of Stanton Drive has a long history of informal access	
Recreation	Yes	The western part of this area is popular with walkers, dog walkers, children, scouts and other residents due to being an open access area of grassland. Although the official right of way on the OS map extends only through the northwest of the field, it is not marked and informal paths testify that the whole area is well used.	
Beauty	Yes	The western part of this area offers views of multiple hedgerows, gentle hills to the south, the Malvern Hills in the distance and, importantly, the historic 12th century church of St Mary Magdalene.	
Historic Significance	No		
Tranquillity	Yes	Although the site is located close to the existing settlement it has a tranquil feel which is enjoyed by the residents as a place away from noise	
Wildlife	No		
Summary			
<p>This site provides a well used area of recreation and relaxation for the local community. It has a rural feel despite being close to the settlement and pleasant views across to the Cotswolds escarpment. The site also acts as an important part of the setting of the village and this was an important issue discussed in the JCS. The site was agreed to be excluded from the LGS in a Statement of Common Ground between the parish, Save the Countryside and Bloor and Persimmon homes.</p>			

Local Green Space Site Details			
Site Reference	C	Site Description	Agricultural field
Site Area (ha)	4.5	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility	No	No public access	
Recreation	No		
Beauty	Yes	Views of the Cotswold and the Malvern hills, mature hedgerows to north	
Historic Significance	Yes	Ridge and furrow patterns provide evidence of ancient farming practices and connect the village with its historical roots as a farming community. Views of the historic Home Farm, which was established in the mid 1800s and represents a classic farm establishment of that period with a particularly fine timber framed barn	
Tranquillity	No		
Wildlife	No		
Summary			
This site forms an important part of the setting of the village and acts as part of a key gateway along Brockhampton Lane. The fields show evidence of ridge and furrow which add to the sense of Swindon Village being a historic and independent settlement.			

Local Green Space Site Details			
Site Reference	D	Site Description	Farm buildings
Site Area (ha)	0.8	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility	No	No public access	
Recreation	No		
Beauty	No		
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
The site is made up of farm and residential buildings in private ownership and not suitable for LGS			

Local Green Space Site Details			
Site Reference	E	Site Description	Agricultural field
Site Area (ha)	2.9	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility	No	No public access	
Recreation	No		
Beauty	Yes	Beautiful views over the Cotswolds Hills, mature hedgerows with large trees at northern and eastern edge.	
Historic Significance	Yes	Ridge and furrow patterns provide evidence of ancient farming practices and connect the village with its historical roots as a farming community	
Tranquillity	No		
Wildlife	No		
Summary			
This site forms an important part of the setting of the village and acts as part of a key gateway along Brockhampton Lane. The fields show evidence of ridge and furrow which add to the sense of Swindon Village being a historic and independent settlement.			

Local Green Space Site Details			
Site Reference	F	Site Description	Sports pitches
Site Area (ha)	7.2	Ownership	Private ownership
Does the site meet the following criteria?			
Accessibility	Yes	A public right of way runs down the western side of the site. This is part of the Cheltenham Circular walk	
Recreation	Yes	The site provides a stunning location for youth football training and matches enjoyed by players and spectators. The Cheltenham Circular route runs along both north and west edges providing a view across the green fields out to the Cotswolds hills.	
Beauty	Yes	Beautiful views over the Cotswolds Hills, mature hedgerows with large trees at northern and eastern edge.	
Historic Significance	No		
Tranquillity	No		
Wildlife	No		
Summary			
This site forms an important part of the setting of the village and acts as part of a key gateway via the Cheltenham Circular walk. The site is currently used as private sports pitches and this provides a certain level of protection from development. However, the landowners intend to develop the site at some point. Designating this site as LGS would also provide a more coherent boundary and form.			

West Cheltenham

- 6.21. The West Cheltenham allocation arose relatively late on in the JCS process compared with the North West. There was some evidence put forward by the Springbank Neighbourhood Forum for an LGS allocation in this area but it was agreed through the examination that the evidence base was not sufficient to support this. Policy A7 of the JCS requires a masterplan to be developed for this site including the need for a comprehensive network of accessible green infrastructure, including Local Green Space. Policy A7 also requires a landscape buffer between development and Hayden Sewage Treatment Works. A comprehensive masterplanning process, including full engagement with the local community, will provide the opportunity for green and open space (including LGS) to be identified and delivered on this site.